

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON THURSDAY, MAY 8, 2014 AT 7:00 P.M. IN THE SEABROOK CITY  
3 HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO  
4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA  
5 ITEMS LISTED BELOW.

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7 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was  
8 present.

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10 BOARD MEMBERS PRESENT:

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12 PAUL R. DUNPHEY PRESIDENT  
13 TERRY CHAPMAN VICE-PRESIDENT  
14 ERNIE DAVIS TREASURER  
15 BOB POSTON (exc. abs.) SECRETARY  
16 GLENN ROYAL (exc. abs.) MAYOR  
17 THOM KOLUPSKI COUNCIL REPRESENTATIVE  
18 GARY BELL MEMBER

19  
20 ALSO PRESENT WERE:

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22 GAYLE COOK CITY MANAGER  
23 STEVE WEATHERED CITY/EDC ATTORNEY  
24 PAUL CHAVEZ DIRECTOR OF ECONOMIC DEVELOPMENT  
25 MEREDITH BRANT ASSISTANT CITY SECRETARY

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27 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

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29 There were none.

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31 **2.0 PRESENTATIONS**

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33 **2.1 Director's report on economic development activities for March and April, 2014.**  
34 **(Chavez)**

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36 Mr. Chavez gave his report.

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38 **2.2 Quarterly marketing report. (Dearman)**

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40 Ms. Dearman gave her report.

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42 **2.3 Update on possible rezoning of the Repsdorph Circle. (Chavez)**

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44 Paul Chavez gave a slide presentation. He stated that if rezoning is approved it will be a

major economic development catalyst for the community particularly as it relates to SH 146 and the local businesses. The rezoning request goes to P&Z on the 15<sup>th</sup> of May and if approved will go before Council the second meeting in June. Community Development Director Sean Landis further explained the implications of rezoning this area.

President Dunphey stressed the importance of rezoning for relocation of businesses.

### **3.0 NEW BUSINESS**

#### **3.1 Review of incentive policy. (Chavez)**

Mr. Chavez stated that the incentive policy as presented was reviewed and passed last year. He added that now would be the time to incorporate any new ideas and make revisions in order to retain and incentivize displaced businesses.

There were no suggestions for revisions.

#### **3.2 Review of Seabrook storefront façade grant program and consider changes as needed. (Chavez)**

Mr. Chavez explained that the information provided reflects changes that were made to the program last year. He added that after visiting with businesses in shopping centers that the amount of \$20,000 for façade improvements is insufficient. He recommended that instead of a blanket amount that potential participants be reviewed on a case-by-case basis. He stated that he would like for the program to be utilized in the business community.

Mr. Kolupski stated that the program appears to be more of a sign program than façade program. Mr. Chavez stated that the program is designed to address both facades and signs.

President Dunphey read through the program to clarify and stated that it should be reviewed in more detail.

Motion was made by Mr. Davis and seconded by Mr. Bell

To table this item for further review by staff and consideration at a later date.

MOTION CARRIED BY UNANIMOUS CONSENT.

#### **3.3 Goal setting workshop for FY 2014-15. (Chavez)**

Mr. Chavez stated that the goals established by the corporation are attached for review. The plan is to discuss the goals at two separate meetings then discuss the budget based on

89 goals.

90  
91 Members reviewed each item as shown in bold.

92  
93 ***Expedite Redevelopment of Areas impacted by SH 146 Expansion – high priority***  
94 ***Establish development standards and incentives for redevelopment***  
95 ***Generate site specific plans to locate new and existing business***  
96

97 Councilor Kolupski asked whether funds had been set aside for a study of the SH 146  
98 improvement project.  
99

100 Mr. Landis stated that he and the city manager had recently discussed the possibility of  
101 hiring a consultant to develop a comprehensive master plan for the city which would  
102 reflect the vision for the city once SH 146 was complete. It may be necessary to seek  
103 funding from EDC and advertise for RFQ's to determine the consultants available and the  
104 cost. This would allow for the opportunity to rebrand the city based on the SH 146  
105 project. He added that no funds had been set aside at this time. Having a plan in place  
106 will greatly benefit the city. City Manager Gayle Cook added that a consultant had been  
107 hired for the plan which was adopted in 1992. At that time the consultants were very  
108 involved with the community and sought citizen input for the plan.  
109

110 Mr. Davis stated that the third item is a task rather than a goal.  
111

112 Mr. Landis stated that he would work with Mr. Chavez to continue to identify businesses  
113 and properties for commercial development. Although properties have been identified,  
114 until someone wants to develop it, it is just available property. Much of the process is  
115 developer driven. In key areas with development potential such as the traffic circle, it is  
116 important to make sure the property is properly zoned. Currently twenty percent of the  
117 businesses pay eighty percent of the taxes. In response to Mr. Kolupski's question, Mr.  
118 Landis stated that if every business affected by the widening of SH 146 wanted to remain  
119 in Seabrook there would not be enough property available.  
120

121 Mr. Davis stated that staff has already put together an analysis of all businesses impacted  
122 by SH 146 and potential properties for relocation, all are private property for which the  
123 city has no control, so it should not be list as a goal.  
124

125 President Dunphey stated that items number one and number three can be removed as  
126 they have already been addressed. He added that becoming familiar with the incentive  
127 plan will demonstrate that the city is prepared to work with businesses in the relocation  
128 process.  
129

130 Mr. Bell stated that goals and priority ranking are critical in relation to the budget.  
131

132 ***Drive Full Development of The Point – high priority***

- ***Implement Point Road Project***
- ***Implement Seabrook Gateway Project***

President Dunphey stated that these items had been accomplished.

***Implement Marketing Plan – high priority***  
***Highlight key development areas***  
***Recruit and retain retail and hospitality developments***  
***Improve Seabrook’s image as a business friendly community***

President Dunphey stated that these items should stay on the list as ongoing high priority items.

***Execute Retail Recruitment Strategies – medium priority***

Mr. Chavez stated that several years ago EDC had engaged the services of Retail Strategies Retail recruitment to come up with a marketing strategy to help retain businesses and to determine which type of businesses are suitable for Seabrook. The goal now is to continue to implement the strategy.

***Collaborate with the Port of Houston for the full utilization of the Bayport Cruise Terminal Facility and Resulting Development – medium priority***

Mr. Chavez stated that he has been working with the Port of Houston and now the city has marketing materials on display at the terminal. Initially, marketing materials for surrounding cities were not allowed.

***Make Key Development Areas Shovel Ready – medium priority***  
***Create Performance incentive programs***  
***Pursue funding for new infrastructure***  
***Generate site specific plans to locate new and existing business***

President Dunphey stated that having areas shovel ready should be a focus and the list of properties should be expanded. He added that the item relating to incentive programs and site specific plans should be struck from the goals and “pursue funding for new infrastructure” should be ongoing.

***Implement Directional Sign Program – low priority***

This item was not discussed. President Dunphey stated that members should bring back goals for consideration next month.

### **3.4 Post-event update on Keels & Wheels preview event. (Chavez)**

President Dunphey stated it was a successful event attended by several mayors, judges, representatives and other dignitaries.

Councilor Kolupski stated that the event is well worth the dollars spent.

**3.5 Consider mid-year report to be presented to council as required in the EDC by-laws.**

President Dunphey will present the mid-year report to City Council at the May 13 meeting.

**4.0 APPROVAL OF MINUTES**

**4.1 Review and approval of the minutes of the March 19, 2014 meeting. (Brant)**

Motion was made by Mr. Kolupski and seconded by Mr. Davis

To approve the minutes as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

**5.0 ROUTINE BUSINESS**

**5.1 Update on the Waterfront Drive Project. (Cook)**

Ms. Cook gave an update on the project including outstanding items and projected completion date in June. She added that once finalized she will present a final report with the numbers for potential overages.

Brad Matlock of Cobb-Fendley also gave an update on the progress of the project.

**5.2 Update on SH 146 Expansion Project. (Cook)**

Ms. Cook stated that she had been in contact with TXDoT in an effort to get an update from the right-of-way supervisor. She will report back next week regarding the Union Pacific right-of-way.

Ms. Cook stated that due to the many questions and concerns regarding the expansion of SH 146, there are tentative plans to conduct a Town Hall meeting for business owners and citizens. This will keep the lines of communication open and allow for an exchange with business owners and citizens.

**5.3 Establish future meeting dates and agenda items.**

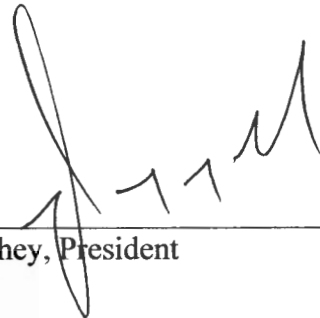
The next meeting is scheduled for June 12.

Mr. Chavez stated that Routine Items will remain on the agenda. He would like to add:

- Directional sign repair
- Goals
- Façade Grant
- Budget for June, July, August

Upon motion, the meeting was adjourned at 8:27 p.m.

APPROVED THIS 10<sup>TH</sup> DAY OF JULY 2014.

  
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Paul Dunphey, President

  
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Meredith Brant, TRMC  
Assistant City Secretary

